

ORDINANCE NO. 20060518-053

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 3808 SPICEWOOD SPRINGS ROAD FROM NEIGHBORHOOD COMMERCIAL (LR) DISTRICT TO COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY (GR-CO) COMBINING DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from neighborhood commercial (LR) district to community commercial-conditional overlay (GR-CO) combining district on the property described in Zoning Case No. C14-06-0042, on file at the Neighborhood Planning and Zoning Department, as follows:

A 2,446 square foot tract of land, more or less, out of the James M. Mitchell Survey, in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 3808 Spicewood Springs Road, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

PART 2. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

The following uses are prohibited uses of the Property:

Automotive rentals	Automotive repair services
Automotive sales	Automotive washing (of any type)
Business or trade school	Business support services
Commercial off-street parking	Communication services
Community recreation (private)	Community recreation (public)
Congregate living	Exterminating services
Funeral services	General retail sales (general)
Hospital services (limited)	Hotel-motel
Indoor entertainment	Indoor sports and recreation
Medical offices (exceeding 5000 sq. ft. of gross floor area)	Outdoor sports and recreation
Research services	Pawn shop services
Restaurant (general)	Residential treatment
	Theater

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the community commercial (GR) base district and other applicable requirements of the City Code.

PART 3. This ordinance takes effect on May 29, 2006.

PASSED AND APPROVED

_____, May 18, 2006

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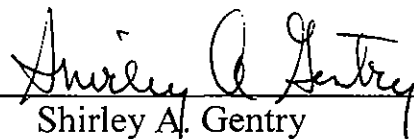
Will Wynn
Mayor

APPROVED:



David Allan Smith
City Attorney

ATTEST:



Shirley A. Gentry
City Clerk

DESCRIPTION

OF A 2,446 SQUARE FEET TRACT OF LAND BEING OUT OF AND A PART OF THE JAS M. MITCHELL SURVEY, SITUATED IN TRAVIS COUNTY, TEXAS, ALSO BEING OUT OF LOT 1, RESUBDIVISION OF LOT 2, BALCONES WEST SECTION 3 AS RECORDED IN BOOK 93, PAGE 23-24 OF THE TRAVIS COUNTY PLAT RECORDS, SAID 2,446 SQUARE FEET BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

Commencing at a P.K. Nail Found at the Northwest corner of Lot 2, Resubdivision of Lot 2, Balcones West Section 3 as recorded in Book 93, Page 23-24 of the Travis County Plat Records, and the Southwest corner of Lot 1 of the said Resubdivision of Balcones West Section 3, also being in the East Right-of-Way of Spicewood Springs Road (Right-of-Way Varies);

Thence, N08°49'47"W, with the West line of the said Lot 1 and the East line of the said Spicewood Springs Road, for a distance of 150.50' feet to a 1/2" Iron Rod Found, at a Point of Curvature of a curve to the Left;

Thence with a curve to the Left having a Central Angle of 03°03'56", a Radius of 726.00', Chord Bears N10°19'15"W for a distance of 38.84', for an Arc distance of 38.84', to a Calculated Point;

Thence, N78°08'47"E, crossing the said Lot 1 for a distance of 127.46' feet to the Westerly Northwest corner of a building

Thence, S08°45'51"E, with the outside wall of said building, for a distance of 70.44' feet to the Point of Beginning;

Thence crossing the said Lot 1 for the following eight (8) consecutive courses;

1) N81°14'09"E, crossing through a building, with interior walls along the North edge of the Liberty Fitness space, 30.35' feet, to an interior corner of a wall;

2) N08°45'51"W, crossing through a building, with interior walls, 17.85' feet, to an interior corner of a wall;;

3) N81°14'09"E, crossing through a building, with interior walls along the North edge of the Liberty Fitness space, 29.53' feet, to a point on the exterior wall of the said building;

4) S08°45'51"E, with the outside wall of said building, for a distance of 61.03' feet to point along the wall of a building;

5) S81°14'09"W, crossing through a building, with interior walls along the South edge of the Liberty Fitness space, 24.85' feet, to an interior corner of a wall;

6) N08°45'51"W, crossing through a building, with interior walls, 19.03' feet, to an interior corner of a wall;

7) S81°14'09"W, crossing through a building, with interior walls along the South edge of the Liberty Fitness space, 35.03' feet, to the front outer wall of a building;

8) N08°45'51"W, with the outside wall of said building, for a distance of 24.15' feet to the Place of Beginning, containing 2,446 Square Feet of Land Area.

The bearings for the above description are based upon the Resubdivision of Lot 2 Balcones West Section 3 as recorded in Book 93, Page 23-24, Travis County, Texas.

STATE OF TEXAS)(

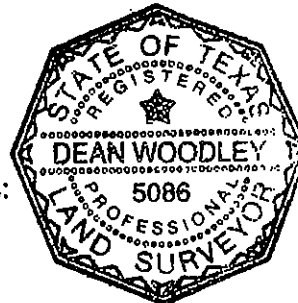
COUNTY OF TRAVIS)(

I hereby certify that this field note description was prepared from the results of an actual survey made on the ground under my supervision and that it is true and correct to the best of my knowledge.

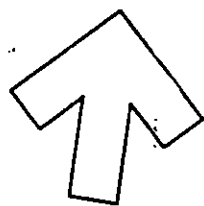
LIVE OAK SURVEYING
12421 Wycliff Lane
Austin, Texas 78727-3220

DEAN A. WOODLEY
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5086

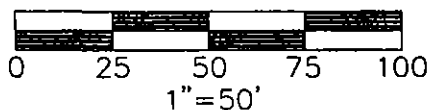
DATE:



5890103C.wps



NORTH



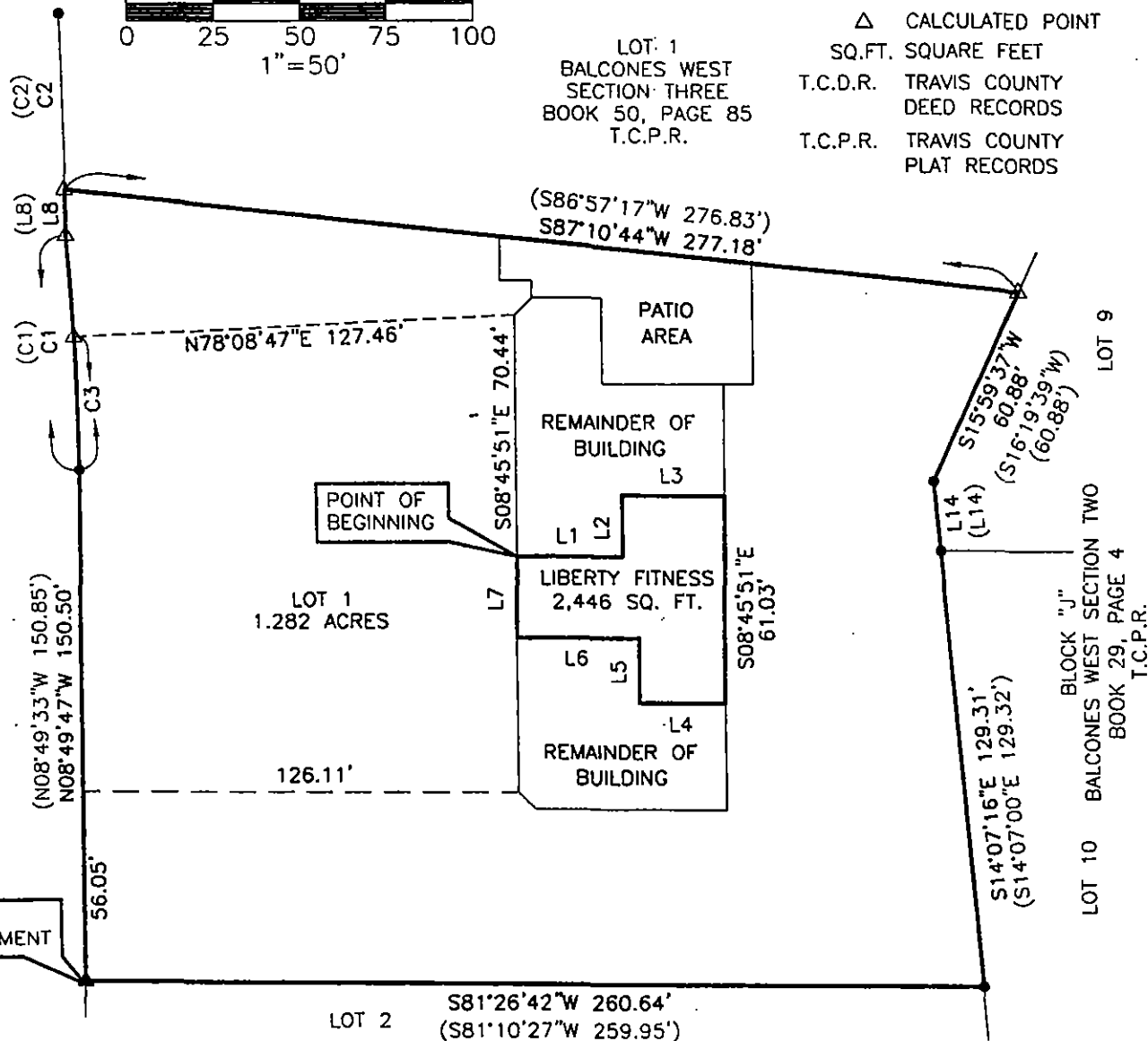
LEGEND

- 1/2" IRON ROD FOUND
- ▲ PK NAIL FOUND
- △ CALCULATED POINT
- SQ.FT. SQUARE FEET
- T.C.D.R. TRAVIS COUNTY DEED RECORDS
- T.C.P.R. TRAVIS COUNTY PLAT RECORDS

LOT 1
BALCONES WEST
SECTION THREE
BOOK 50, PAGE 85
T.C.P.R.

SPICEWOOD SPRINGS ROAD
(RIGHT-OF-WAY VARIES)

POINT OF
COMMENCEMENT



LINE TABLE

No.	Bearing	Distance
L1	N81°14'09"E	30.35'
L2	N08°45'51"W	17.85'
L3	N81°14'09"E	29.53'
L4	S81°14'09"W	24.85'
L5	N08°45'51"W	19.03'
L6	S81°14'09"W	35.03'
L7	N08°45'51"W	24.15'
L8	N09°44'33"W	13.21'
(L8)	N09°44'33"W	13.21'

CURVE TABLE

No.	Delta	Radius	Arc Length	Chord Length	Chord Bearing
C1	05°23'47"	726.00	68.38	68.35	N11°29'11"W
(C1)	05°22'07"	726.00	68.02	68.00	N11°30'33"W
C2	00°51'58"	3377.45	51.06	51.06	N10°04'00"W
(C2)		3377.45	51.09	51.07	N10°04'00"W
C3	03°03'56"	726.00	38.84	38.84	N10°19'15"W

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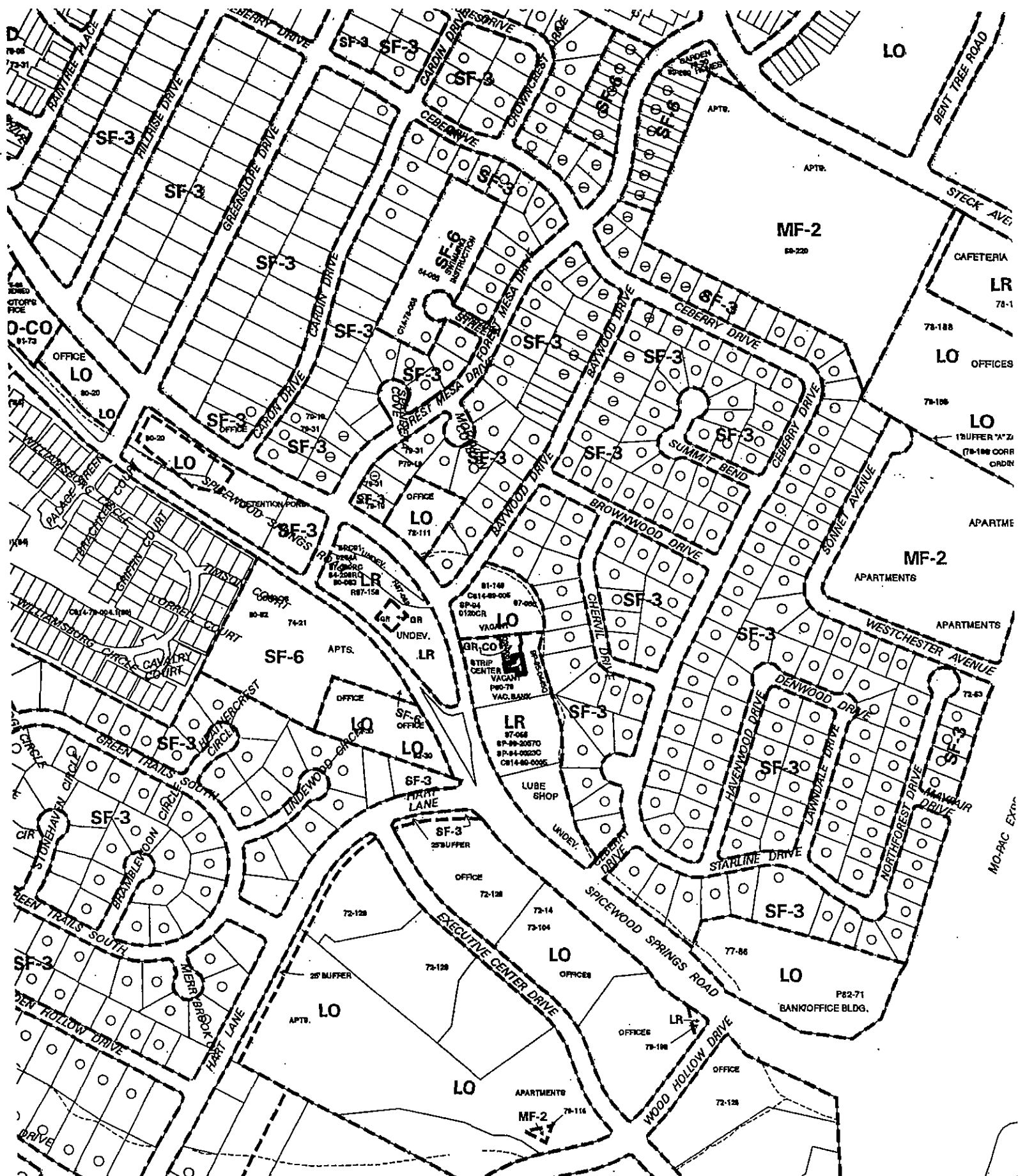
CLIENT: LIBERTY FITNESS
FIELD BOOK: 58, PAGE: 48
DRAWN BY: D.W.
PROJECT NO.: 589-01-03
DATE: 03-08-2006
FILE: 5890103C.DWG





SKETCH TO ACCOMPANY FIELD NOTES

OF LIBERTY FITNESS
BEING A PORTION OF LOT 1
RESUBDIVISION OF LOT 2, BALCONES WEST SECTION 3
AS RECORDED IN BOOK 93, PAGES 23-24
TRAVIS COUNTY, TEXAS



LIVE OAK
SURVEYING
12421 WYCLIFF LANE
AUSTIN, TX 78727-5220
(512) 837-1018



 1" = 400'	SUBJECT TRACT		ZONING EXHIBIT B		CITY GRID REFERENCE NUMBER J30
	PENDING CASE				
	ZONING BOUNDARY		CASE #: C14-06-0042	DATE: 06-04	
	CASE MGR: J. ROUSSELIN		ADDRESS: 3808 SPICEWOOD SPRINGS	INTLS: SM	
SUBJECT AREA (acres): 0.056					